

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Joanne Jones a/k/a Joanne Day a/k/a Joanne Day  
Jones a/k/a Joanne D. Jones

Debtor(s)

US Bank Trust National Association, Not In Its  
Individual Capacity But Solely As Owner Trustee  
Movant

vs.

Joanne Jones a/k/a Joanne Day a/k/a Joanne Day Jones  
a/k/a Joanne D. Jones

Debtor(s)

CHAPTER 13

NO. 24-10964 AMC

11 U.S.C. Sections 362 and 1301

Michael Jones

Co-Debtor

Scott F. Waterman

Trustee

**ORDER**

AND NOW, this 5th day of Dec. , 2024 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the Bankruptcy Code, is modified with respect to the subject premises located at 150 Youngs Avenue AKA 0 Youngs Avenue, Woodlyn, PA 19094 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



Ashely M. Chan, United States Bankruptcy Judge.